

**Conversion of Base Irrigation Groundwater Application Summary  
Conversion Based on Change in Land Use or No Longer Practicable to Farm  
Lennar Homes of Texas Land and Construction, Ltd.**

**Permit Number:** P200-194 (BE00176)  
**Purpose of Use:** Irrigation  
**Place of Use:** Bexar County  
**Currently Permitted Amount:** 31.000 acre-feet  
**Irrigation Base Amount:** 31.000 acre-feet  
**Irrigation Unrestricted Amount:** 0.000 acre-feet  
**Date Board Issued Regular Permit:** April 14, 2021

**Number of acre-feet applicant requested to be converted from base irrigation to unrestricted irrigation groundwater:**

17.030 acre-feet

**Number of acre-feet staff recommends be converted from base irrigation to unrestricted irrigation groundwater:**

17.030 acre-feet

**Place of Use for Permit:**

38.4 acres (31.0 Historically Irrigated Acres (HIA))

The tract(s) of land more fully described in Special Warranty Deed dated 01/22/2021 as recorded with the County Clerk as Document #20210021594, Official Public Records, Bexar County, Texas; and more specifically the 31 acre-tract more fully described in Irrevocable Designation of Historically Irrigated Lands Pertaining to Edwards Aquifer Groundwater Rights dated 07/10/2020 as recorded with the County Clerk as Document #20200167948, Official Public Records, Bexar County, Texas.

**Current Physical Description of Place of Use:**

The place of use consists of 38.4 acres with 31.0 designated HIA. The HIA were partitioned from original IRP BE00176. Unit 1 of a single-family home subdivision consists of 18.32 acres, with 17.030 HIA. The HIA are located on the south side of IH35 East, two miles inside Interstate 410 Loop in Bexar County. The well previously used to irrigate the HIA (W100-335) is not located on acres that are the subject of the application.

**Description of Change in Land Use:**

On September 14, 2021, EAA staff conducted a site visit and determined that the described 18.32 acre-tract (17.030 HIA) was being developed into a single-family home subdivision

as evidenced by the cutting of roads and installation of water and drainage systems (Exhibits B, C, and D).

**Staff Calculations:**

In accordance with Section 1.34 of the EAA Act and Sections 711.342(c)(6)(A) of the EAA rules, 18.32 acres (with 17.030 HIA) have become developed land. EAA staff calculates the amount of BIG eligible for conversion to be 17.030 acre-feet of BIG (18.32 acres 1.29 save and except acre-tract).

**Staff Recommendation:**

EAA Staff recommends an approval of the Application to Convert Base Irrigation Groundwater, converting the 17.030 acre-feet of BIG appurtenant to the 17.030 HIA.